



TOWN OF NEWTOWN
Fair Rent Commission
SPECIAL MEETING MINUTES

January 31, 2024
Newtown Municipal Center
Council Chambers
3 Primrose Street

Present: Mary Fields, Alice Fitzsimons, Brian Lauro, Robert Morey

Absent: none

Also Present: Christian Jensen, CA (remote), Nancy & Thomas Murrills, PA (remote), Kim Chiappetta – Economic & Community Dev & Fairfield Hills Coordinator (clerk)

Public Attendance: None

The meeting was called to order at 4:32 pm

Public Participation:

None

Approval of Minutes:

Mary Field noted that the December 4, 2023 meeting minutes incorrectly noted there are 14 standards. There are actually 13 standards (circumstances) that should be considered.

Mary Fields made a motion to accept the meeting minutes from December 4, 2023 with the noted correction. Alice Fitzsimons seconded. Motion passed with all in favor.

New Business

Case 2 – Marie & Chris Jensen vs Lizzylou LLC:

Complaint:

- Christian Jensen submitted the complaint that the rental increase was unfair on behalf of his parents.

Discussion:

- Mr. Jensen was sworn in by Commission member Brian Lauro.
- The Commission confirmed he was permitted to speak on behalf of his parents.
- Mr. Jensen presented the argument.

Next Steps:

- The Commission will be contacting the owner of Lizzylou LLC, Lou Defilio to schedule a time to hear his argument.

Meeting Calendar approval:

Kim Chiappetta presented a draft calendar to the Commission. After some discussion, the Commission determined that Thursdays worked best for everyone.

Robert Morey motioned to approve that Commission meet on the first and third Thursday of every month at 6:30 pm. Mary Fields seconded. All were in favor.

Complaint form review and approval:

Kim presented a draft complaint form created in Google forms which would be linked to the Fair Rent Commission page on the Town website. Automatic email notifications would be created to notify when a new complaint form was submitted. Mary expressed concerns that the form may appear overwhelming for tenants who are already under stress because of their rental increase, and recommended that some of the form questions can be addressed during the hearing. The Commission deferred approval of the complaint form to allow more time for review and thought.

Develop Standard Process:

Kim presented to the Commission a recommendation for a process to accept, review and decide on complaints. The intention of the process is to provide the Commission with a consistent process that will centralize all information related to complaints. Members discussed further. Kim will be emailing templates to the Commission.

Change in Appointment of Chair:

Brian Lauro motioned that the Chair be changed from Alice Fitzsimons to Mary Fields. Robert Morey seconded. All were in favor.

Appointment of Secretary:

Brian Lauro motioned that Alice Fitzsimons be appointed as temporary secretary. Robert Morey seconded. All were in favor.

Case 4 – Antoinette Adinolfi vs Lizzylou LLC:***Complaint:***

- Nancy and Thomas Murrills submitted the complaint that the rental increase was unfair on behalf of her/his mother/grandmother.

Discussion:

- Ms. Murrills was sworn in by Commission member Mary Fields.
- Mr. Murrills was also sworn in by Commission member Mary Fields.
- The Commission spoke with Ms. Adinolfi who confirmed via phone that both were permitted to speak on her behalf.
- Nancy and Thomas presented the argument.

Next Steps:

- The Commission will be contacting the owner of Lizzylou LLC, Lou Defilio to schedule a time to hear his argument.

Adjournment:

Brian Lauro made a motion to adjourn the meeting at 7:21 p.m. Brian seconded. Motion passed with all in favor.

Respectfully Submitted,
Kimberly Chiappetta, acting clerk